

# GATEWAY AT RIVERSIDE

4608 Appliance Drive  
Belcamp, Maryland



## CBRE

CB RICHARD ELLIS  
250 West Pratt Street  
Suite 2000  
Baltimore, Maryland 21201  
410.244.7100  
www.cbre.com

## Property Features

Total Building Size: 800,000± SF

Available Office: 9,688± SF

Land Area: 44.654 acres

Year Built: 1991/2005 renovated

Bldg Construction: Tilt up

Roof: Standing seam roof

Zoning: G1, Harford County

Ceiling Height: 30 foot clear

Sprinkler: NFPA standard No. 13  
.60 gallons per minute psf over most remote 3,000 SF

Lighting: 30 foot candles, high pressure sodium fixtures

Electrical: 2,000 amps, 277/480V  
3 phase, 4 wire

Heating: Gas fired unit heaters

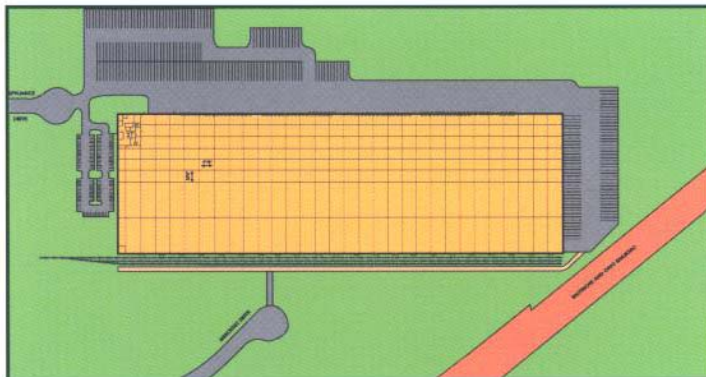
Bldg Dimensions: 500' x 1,600'

Column Spacing: 41'8" x 52'6"

Loading Docks: 82 dock high doors (9' x 10')  
30,000 lb mechanical pit levelers  
22 rail doors

Drive-ins: 1 - (12' x 14')

Truck Court: 120' deep



Truck Apron: 120' width, reinforced concrete

Floors: 6" reinforced concrete

Rail: CSX; Three (3) spurs

Parking: Ample for employees  
Two (2) trailer storage areas,  
230± trailers

For more information, please contact

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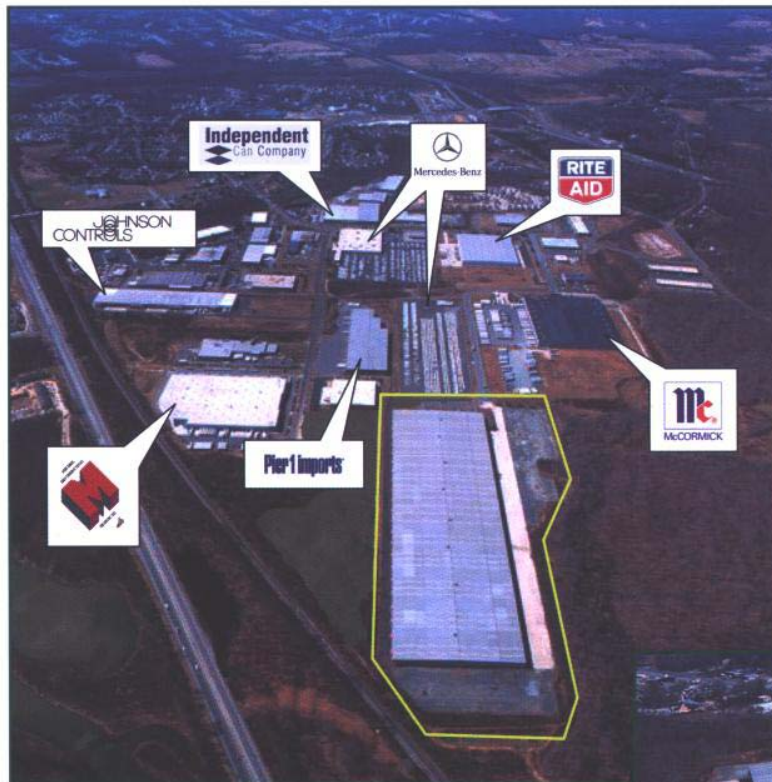
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is located in one of the East Coast's healthiest bulk distribution markets. This property offers excellent access to the Northeast Distribution Boston-Richmond Corridor (I-95) allowing for 24-hour drive times to more than one-third of the total U.S. population and 30% of all manufacturers in the nation. Rail access, heavy power and high ceilings are just a few of the many features making this location attractive to a variety of users.

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